

Rainbow

Overview

Commercially designated lands in Rainbow are located in two areas along the Interstate 15 Scenic Corridor. The northern commercial area is located primarily east of Interstate 15, on the north side of Rainbow Valley Boulevard.

The southern commercial area is located east of Interstate 15, south of Second Street, within the existing country town boundary. Existing commercial uses include a restaurant, gas station, small market, a general contractor and landscaping business.

Commercial development in Rainbow has been limited because of the lack of sewer infrastructure. Rainbow's commercial needs are primarily met by outside commercial centers, located in the nearby communities of Fallbrook, Temecula, and Escondido. Rainbow's desire to increase commercial designated lands along the Interstate 15 Corridor must be carefully evaluated to maintain the viewshed along this scenic corridor and provide a balance of land uses that will not impact agricultural land uses or the rural character of the community.

Key Issues

- There is currently a surplus of vacant, commercial-designated lands in Rainbow
- Commercial designated lands are constrained by the lack of sewer infrastructure
- All of the commercial requests are located within the I-15 Scenic Corridor; the gateway to San Diego County. Special consideration (i.e. Site Plan Review) must be given to mitigate potential visual impacts if these properties are developed with commercial uses
- Staff does not support the expansion of commercial and or industrial designated lands within the I-15 Scenic Corridor

Planning Group Direction

- Supports three of the four commercial requests in an effort to assist the community in providing viable commercial businesses to meet Rainbow's commercial needs and to provide employment opportunities
- Supports the expansion of commercial designated lands, limited to areas that would not impact agricultural uses or the rural character of the community
- Supports commercial opportunities for local residents without having to rely on or travel to other areas for services

**Additional Staff Analysis/
Recommendations**

Staff disagrees with additional commercial requests because of lack of public infrastructure and a surplus of vacant, commercially designated lands. There are no lands proposed for Industrial designations. However, the community has numerous agriculturally related businesses and nurseries that provide employment and are a vital part of the local economy.

One request on item 5 will be reconsidered by the Planning Group on 05/18/05.

**Planning Commission
Recommendations**

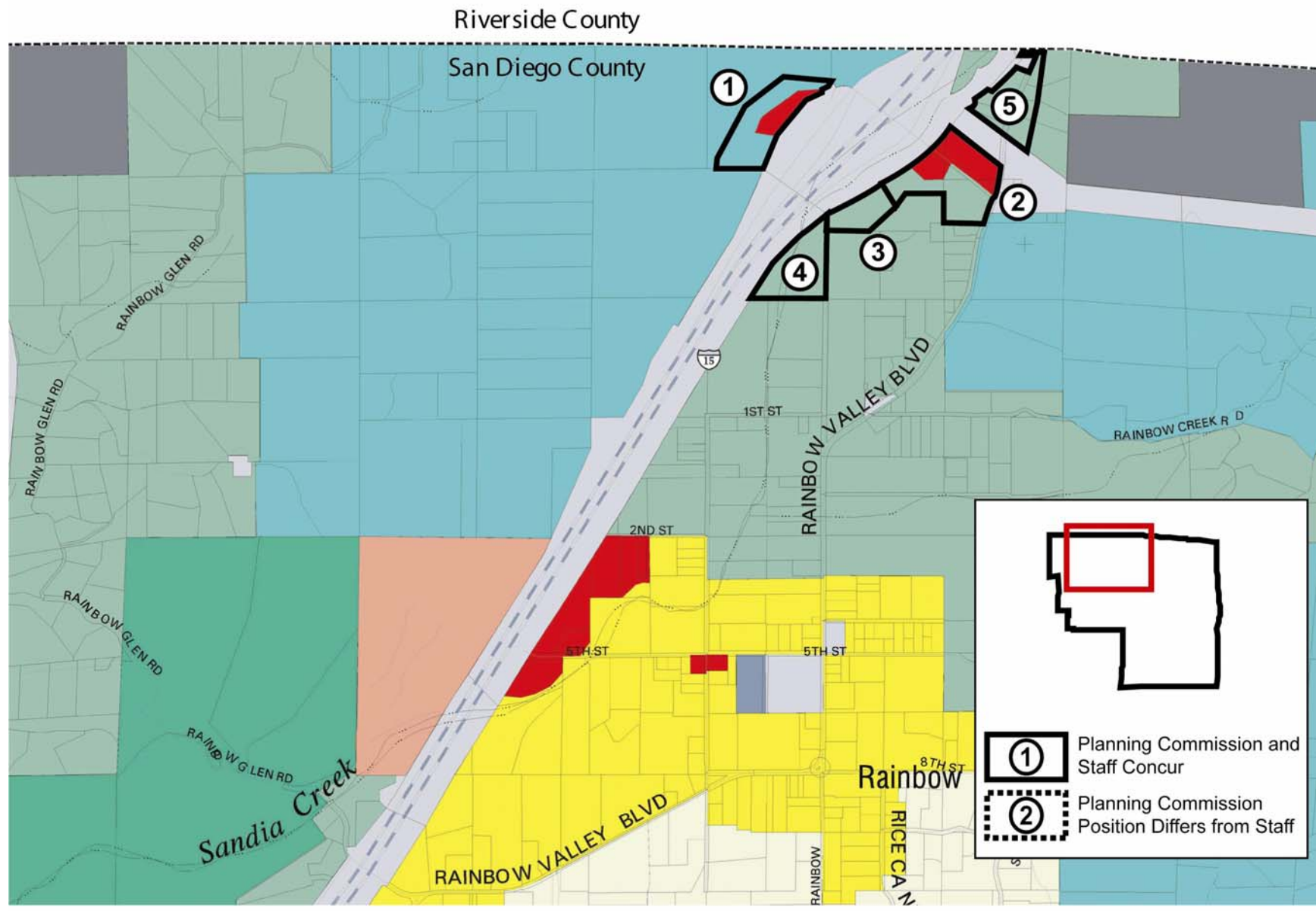
The Planning Commission concurred with staff's recommendations.

ERA Needs Analysis
(All numbers in gross acres)

	<i>Projected Demand</i>	<i>Existing General Plan</i>	<i>Surplus/ (Deficit)</i>	<i>Proposed General Plan</i>	<i>Surplus/ (Deficit)</i>
Commercial	6	35	29	36	30
Industrial	6	0	(6)	0	(6)
Office	1	0	(1)	0	(1)

Note: All numbers are rounded to the nearest whole number.

Source: Economics Research Associates, County of San Diego

Rainbow (portion of)

#	Proposed Land Use			Existing Conditions	Rationale for Staff Recommendation
	Staff / Planning Commission	CPG/CSG	Owner		
1	<p><u>Staff</u> Retain existing area of (C-1) General Commercial</p> <p>Retain existing area of (RL-20) Rural Lands</p> <p><u>Planning Commission</u> Concur with staff</p>	Expand (C-1) General Commercial from 3.84 to 9.12 acres	Expand (C-1) General Commercial from 3.84 to 9.12 acres (Stubblefield)	<p><i>Total Area:</i> 9.12 acres</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial (18) Multiple Rural Use</p>	<ul style="list-style-type: none"> • The area surrounding the buildable portion of the site is topographically constrained (more than half the site contains slopes >50%) • Isolated commercial location elevated above weigh station which is already considerably higher on the hillside above Interstate 15 • Located within the I-15 Scenic Corridor; potential visual impacts • Additional environmental analysis required to address geology and seismic site concerns • Within Rainbow Municipal Water District service area, however, sewer service is not available nor planned for the area • Not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands

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2	<p><u>Staff</u> (C-4) Rural Commercial</p> <p>Retain existing area of (SR-10) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	<p>(C-4) Rural Commercial</p> <p>Retain existing area of (SR-10) Semi-Rural Residential</p>	<p>Expand (C-1) General Commercial from approx. 6.7 acres to 15.7 acres (total) (Johnson)</p>	<p><i>Total Area:</i> 15.7 acres (includes approx. 9 acres of new commercial acreage)</p> <p><i>Current Use:</i> Undeveloped</p> <p><i>Existing GP:</i> (13) General Commercial (17) Estate Residential</p>	<ul style="list-style-type: none"> Planning Group and staff do not support expanding commercial lands south of the existing commercially designated area or south of Rainbow Valley Blvd due to traffic concerns Not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands Commercial request is inconsistent with community development model for Rainbow Topographic constraints limit commercial development south of the freeway exit on Rainbow Valley Blvd West Within Rainbow Municipal Water District service area, however, sewer service is neither available nor planned for the area

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3	<u>Staff</u> (SR-10) Semi-Rural Residential <u>Planning Commission</u> Concur with staff	(C-4) Rural Commercial	(C-4) Rural Commercial (Frulla)	<i>Total Area:</i> 5.58 acres <i>Current Use:</i> Undeveloped <i>Existing GP:</i> (17) Estate Residential	<ul style="list-style-type: none"> • The parcel is constrained by steep topography slopes (> 25%). Direct road access onto Old Highway 395 would be difficult without substantial grading. • Not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands • Site is highly visible from the I-15 Scenic Corridor • Commercial request is inconsistent with community development model for Rainbow • Within Rainbow Municipal Water District service area, however, sewer service is neither available nor planned for the area

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4	<p><u>Staff</u> Retain (SR-10) Semi-Rural Residential</p> <p>Create a community specific zone that would allow existing agricultural related uses to continue</p> <p><u>Planning Commission</u> Concur with staff</p>	(C-4) Rural Commercial	(C-4) Rural Commercial (Scrape)	<p><i>Total Area:</i> 11.26 acres</p> <p><i>Current Use:</i> Existing contractor agricultural/industrial business</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> Staff and the Planning Group will continue to work with the property owner to develop a “community specific zone” that would allow the existing agriculturally related uses to continue in conjunction with a requirement that the property owner submit and receive approval of a Major Use Permit for any uses not allowed by right in the new zone. Request not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands Existing quasi-commercial to medium industrial use surrounded by agricultural land uses (primarily nurseries) Uses on site are currently more compatible with an industrial designation Spot application of a commercial or industrial designation is not consistent with location criteria

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5	<p><u>Staff</u> (SR-10) Semi-Rural Residential</p> <p><u>Planning Commission</u> Concur with staff</p>	<p>Previous action General Commercial</p> <p>PG to reconsider area at upcoming meeting 05/18/05</p>	No recommendation submitted	<p><i>Total Area:</i> 8.5 acres</p> <p><i>Current Use:</i> RV Storage, Undeveloped</p> <p><i>Existing GP:</i> (17) Estate Residential</p>	<ul style="list-style-type: none"> Planning Group requested opportunity to revise recommendation at the Planning Commission hearing Not consistent with projected commercial demand. There is currently a surplus of vacant, commercially-designated lands Site is highly visible from the I-15 Scenic Corridor Within Rainbow Municipal Water District service area, however, sewer service is neither available nor planned for the area Previous map iterations show property proposed as commercial, however, through further evaluation and discussions with the Planning Group, Staff supports retention of the residential land use for the area